

INITIALS \_\_\_\_\_

## ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
July 23, 2012

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia  
Absent: Nathan J. Lockwood, Marion M. Benson, Planning Director

**6:30 PM- PUBLIC HEARING (cont'd), EPG Solar, 265 Pleasant Street-** See separate minutes. After the Hearing closed Attorney Mead inquired as to the Permit vote. A Board meeting will be scheduled for July 30<sup>th</sup> for the Special Permit.

### **APPOINTMENTS:**

**ANR- 340 New West Townsend Road, Shirley Steward Life Estate-** Plan accepted by Board. Will be sent to departments for review.

**ANR- 131, 133, 137 Leominster-Shirley Road, Alden Bianchi, Trustee, Padula/Lunenburg LLC-** Jesse Johnson, David E. Ross Associates, on behalf of the applicant noted Applicant postponing submission. Existing tenant to vacate the site by November 1, 2012. Possible ANR submission in August.

**APPROVAL- Minutes:** Motion to approve minutes of July 9, 2012, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., minutes signed.

### **ENDORSEMENT:**

**ANR- 357 Electric Avenue, Joseph Russo-** Motion to endorse plan, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., all aye, Plan endorsed.

### **COMMITTEE REPORTS:**

**MJTC-** Meeting held July 18<sup>th</sup>. Officers elected. Unified Planning Work Program in reference to the public participation plan will continue as in the past and allows public involvement on key projects as they progress. Interested citizen are welcome to attend MJTC meetings.

**MRPC-** No report

**School Reconfiguration Committee-** No report.

**OLD BUSINESS: 790 Massachusetts Avenue-** Jesse Johnson, David E. Ross Associates confirmed on behalf of the Board that site is a commercially zoned property and the zoning maps should reflect such.

**PLANNING DIRECTOR'S REPORT/NEW BUSINESS:**

**DEVELOPMENT STATUS REPORTS:**

**Asian Imperial, 5 Electric Avenue-** Update notes completed foundation viewed prior to backfill, all work proceeding well and approved to date.

**Emerald Place at Lake Whalom, 10 Lakefront Avenue-** Mr. Bodkin Jr. and Mr. Saiia noted displeasure as to the increase of density on the main parcel by the relocating of a unit from the beach. Mr. Bakaysa and Ms. Bilotta-Simeone were of the opinion that this relocation is to the benefit of the residents. Motion, Ms. Bilotta-Simeone to accept proposed change of villa relocation, Second, Mr. Saiia, Roll Call vote, Mr. Saiia, aye; Mr. Bodkin Jr., nay; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye. Motion passed 3-1.

**Tri Town Landing, Youngs Road-** Building 3 approved for construction. Tech meetings to be planned.

**New England Farms, 134 Leominster Shirley Road-** Applicant to go to Building Official for permit. Site work will be monitored by David E. Ross Associates. The Building Official will monitor building, electrical, sewer and water.

**MEETING SCHEDULE:**

July 30<sup>th</sup> – Board Meeting to be held in anticipation of voting on the EPG Special Permit, Town Hall, EPG Special Permit

August 13<sup>th</sup> – Board Meeting will not be held due to limited availability of Board members

August 20<sup>th</sup> – Master Planning workshop will not be held due to limited availability of Board members.

August 27<sup>th</sup> – Board Meeting, Ritter Memorial Building

**ADJOURNMENT:** Motion, Mr. Saiia, Second, Ms. Bilotta-Simeone, adjourned 7:45 PM.